108.0	0002	0041.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	965,700 / 965,700
					USE VALUE:	965,700 / 965,700
					ASSESSED:	965,700 / 965,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
62		TOMAHAWK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	AGAR COURTNEY M
Owner 2:	MENNER MARCEL
Owner 3:	
Street 1:	62 TOMAHAWK ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MCCADDEN THOMAS L/LAURIE M -
Owner 2:	-
Street 1:	62 TOMAHAWK ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .2 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1962, having primarily Wood Shingle Exterior and 2397 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8727.000	486,800	1,600	477,300	965,700
Total Card	0.200	486,800	1,600	477,300	965,700
Total Parcel	0.200	486,800	1,600	477,300	965,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 402.85 /Parcel: 402.85

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 69268
GIS Ref:
GIS Ref:
Insp Date: 10/25/21

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 108.0-0002-0041.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	486,800	1600	8,727.	477,300	965,700		Year end	12/23/2021
2021	101	FV	422,900	1600	8,727.	477,300	901,800		Year End Roll	12/10/2020
2020	101	FV	422,900	1600	8,727.	477,300	901,800	901,800	Year End Roll	12/18/2019
2019	101	FV	382,400	1700	8,727.	477,300	861,400	861,400	Year End Roll	1/3/2019
2018	101	FV	382,400	1700	8,727.	409,100	793,200	793,200	Year End Roll	12/20/2017
2017	101	FV	382,400	1700	8,727.	381,800	765,900	765,900	Year End Roll	1/3/2017
2016	101	FV	382,400	1700	8,727.	327,300	711,400	711,400	Year End	1/4/2016
2015	101	FV	319,900	1700	8,727.	293,200	614,800	614,800	Year End Roll	12/11/2014

!8505!

PRINT

Date	Time
12/30/21	07:27:05

LAST REV

Date	Time
12/01/21	10:05:13
jorourke	

USER DEFINED

Prior Id # 1:	69268
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8505

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCCADDEN THOMAS	78970-260	1	10/22/2021		1,375,000	No	No		
DRISCOLL TERENC	37178-411		11/26/2002		512,550	No	No		
MORIN YVONNE MA	30370-316		6/30/1999		404,000	No	No		
MORIN LOUIS C-E	22445-575		9/30/1992		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/17/2019	1535	Re-Roof	8,600	C				

ACTIVITY INFORMATION

Date	Result	By	Name
12/1/2021	SQ Returned	JO	Jenny O
11/10/2021	SQ Mailed	MM	Mary M
10/25/2021	Measured	DGM	D Mann
8/21/2018	MEAS&NOTICE	CC	Chris C
2/11/2009	Measured	345	PATRIOT
2/11/2009	Entry Denied	345	PATRIOT
3/2/2003	MLS	MM	Mary M
1/8/2000	Inspected	197	PATRIOT
10/27/1999	Measured	256	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8727		Sq. Ft.	Site		0	70.	0.78	4									477,270						477,300	

Total AC/HA:	0.20034	Total SF/SM:	8727	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	477,270	Spl Credit		Total:	477,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY/RED BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1962	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	9 - Above Avg.		
Subfloor:			
Bsmnt Gar:	2		
Electric:	2 - Good		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		10.8	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.30136466
Const Adj.:	1.11651409
Adj $ / SQ:	145.299
Other Features:	119841
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	545724
Depreciation:	58938
Depreciated Total:	486786

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	4	Baths:	1	HB	1

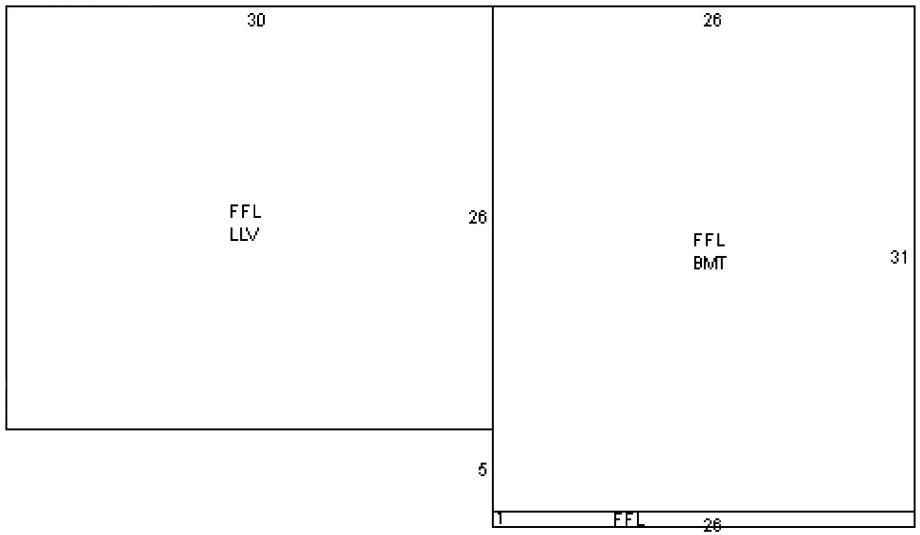
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	4	
Totals			
1	6	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	159.83
Special Features:	0	Val/Su Net:	152.22
Final Total:	486800	Val/Su SzAd	301.99

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,612	145.300	234,222
BMT	Basement	806	52.850	42,599
LLV	Lower Level	780	127.500	99,450

Net Sketched Area:	3,198	Total:	376,271
Size Ad	1612	Gross Area	3198	FinArea	2397
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	V	
LLV	100	FLA	80	V	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 108.0-0002-0041.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	12X12	G	GD	2005	0.00	T	8.4	101						
19	Patio	D	Y	1	18X26	G	GD	2005	3.81	T	8.4	101			1,600			1,600

More:	N	Total Yard Items:	1,600	Total Special Featues:		Total:	1,600

IMAGE

AssessPro Patriot Properties, Inc